



London
CANADA

Development and Compliance Services Building Division

To: G. Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

From: P. Kokkoros, P. Eng.
Deputy Chief Building Official

Date: September 15, 2020

RE: Monthly Report for August 2020

Attached are the Building Division's monthly report for August 2020 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of August, 2,498 permits had been issued with a construction value of \$918.5 million, representing 2,154 new dwelling units. Compared to last year, this represents a 21.3% decrease in the number of permits, a 5.0% decrease in the construction value and a 20.3% increase in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 546, which was a 22.7% increase over last year.

At the end of August, there were 1,096 applications in process, representing approximately \$672 million in construction value and an additional 1,568 dwelling units, compared with 750 applications having a construction value of \$519 million and an additional 713 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 22.1 applications a day for a total of 442 in 20 working days. There were 95 permit applications to build 95 new single detached dwellings, 17 townhouse applications to build 79 units, of which 1 was cluster single dwelling units.

There were 380 permits issued in August totalling \$415.3 million including 1,182 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,576 inspection requests and conducted 3,025 building related inspections. An additional 9 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 2,576 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 528 inspection requests and conducted 785 building related inspections. An additional 94 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 528 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 1,199 inspection requests and conducted 1,512 plumbing related inspections. An additional 4 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections.

Based on the 1,199 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

Conducted inspections can be higher than the requested inspections. In some cases, one interior Final inspection on a Single Detached Dwelling or any final inspection may require several open processes to be closed prior to completing the interior or building final inspection. One booked Inspection could result in multiple inspections (4-8) being conducted and reported.

AD:cm
Attach.

c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2020

CLASSIFICATION	August 2020				to the end of August 2020				August 2019				to the end of August 2019			
	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	NO. OF CONSTRUCTION PERMITS	VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	64	28,730,500	64	545	232,191,004	545	61	28,676,520	61	446	190,805,596	446				
SEMI DETACHED DWELLINGS	0	0	0	1	354,000	2	0	0	0	0	0	0				
TOWNHOUSES	7	7,150,200	24	80	72,293,685	266	14	14,780,360	54	105	92,114,230	418				
DUPLEX, TRIPLEX, QUAD, APT BLDG.	4	351,000,000	1,086	10	400,878,800	1,310	2	64,758,000	283	17	191,847,852	871				
RES-ALTER & ADDITIONS	155	4,302,493	8	896	34,296,009	31	163	5,526,295	6	1,279	39,251,657	53				
COMMERCIAL-ERECT	1	2,500,000	0	9	7,160,300	0	1	3,100,000	0	11	18,397,750	0				
COMMERCIAL-ADDITION	0	0	0	2	791,800	0	1	8,000	0	12	8,627,000	0				
COMMERCIAL-OTHER	29	7,806,692	0	235	51,812,827	0	46	8,889,330	2	364	48,449,410	2				
INDUSTRIAL-ERECT	2	4,750,000	0	4	8,186,700	0	2	6,400,000	0	8	308,780,000	0				
INDUSTRIAL-ADDITION	0	0	0	4	7,918,800	0	0	0	0	5	5,249,000	0				
INDUSTRIAL-OTHER	2	5,300	0	25	2,277,907	0	8	1,329,200	0	56	6,468,520	0				
INSTITUTIONAL-ERECT	0	0	0	3	32,825,000	0	0	0	0	1	9,816,800	0				
INSTITUTIONAL-ADDITION	0	0	0	8	15,178,000	0	2	252,000	0	6	5,153,800	0				
INSTITUTIONAL-OTHER	20	7,408,000	0	118	45,456,001	0	20	2,641,000	0	144	22,743,960	0				
AGRICULTURAL	0	0	0	1	100,000	0	0	0	0	5	15,640,000	0				
SWIMMING POOL FENCES	58	1,637,071	0	278	6,724,570	0	24	512,050	0	171	3,684,667	0				
ADMINISTRATIVE	8	5,000	0	34	100,000	0	19	52,000	0	112	307,000	0				
DEMOLITION	12	0	11	52	0	39	9	0	7	61	0	35				
SIGNS/CANOPY-CITY PROPERTY	0	0	0	2	0	0	2	0	0	26	0	0				
SIGNS/CANOPY-PRIVATE PROPERTY	18	0	0	191	0	0	23	0	0	346	0	0				
TOTALS	380	415,295,256	1,182	2,498	918,545,403	2,154	397	136,924,755	406	3,175	967,337,242	1,790				

y:\shared\building\ADMIN\buildingmonthlyreports\monthlyreports\2020BCASummary\BCA-AUG2020

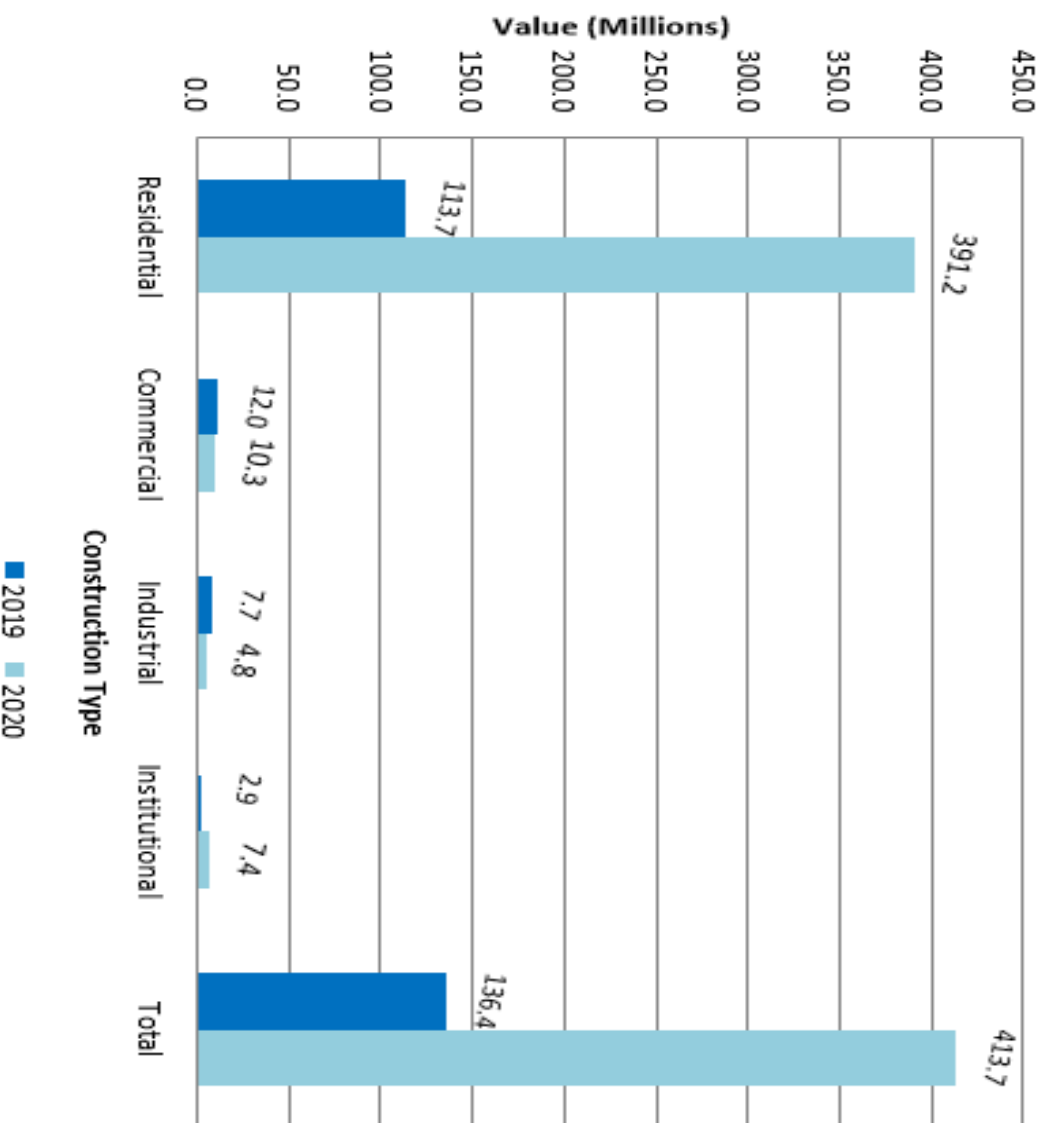
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up

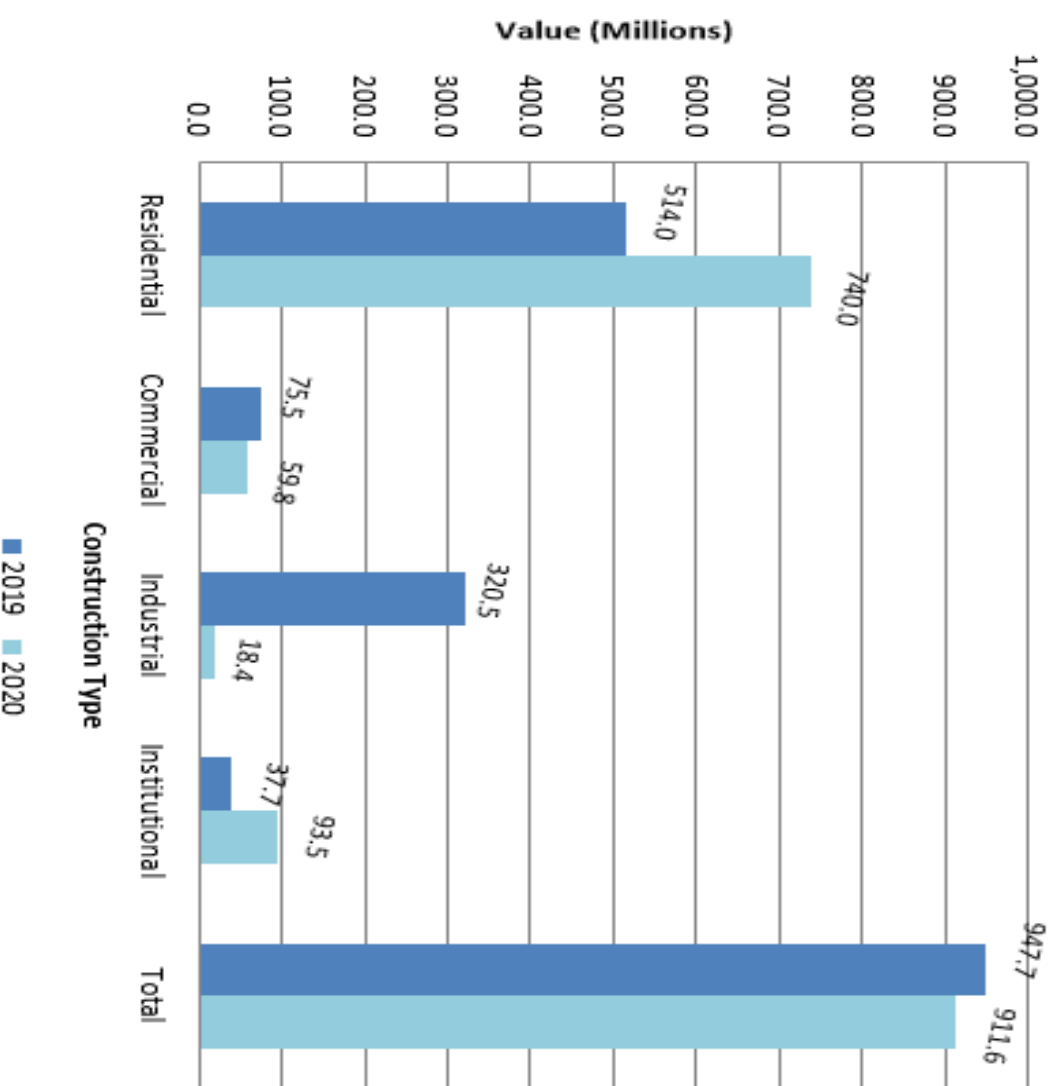
Construction Value of Building Permits

August



Construction Value of Building Permits

January to August



City of London - Building Division

Principal Permits Issued from August 1, 2020 to August 31, 2020

Owner	Project Location	Proposed Work	Construction	
			No. of Units	Value
2448610 Ontario Inc	100 Fullarton St	Erect-Apartment Building RA - ERECT NEW APARTMENT BUILDING - 40 FLOORS - FOUNDATION PERMIT ONLY	652	250,000,000
LONDON CITY	1017 Western Rd	Alter Offices HERITAGE RESTORATION OF EXISTING COVERED PORCH AT GROSVENOR LODGE	0	170,000
MATT JOHNSTONE TOWN & COUNTRY DEVELOPMENTS (2005) INC.	1020 Coronation Dr	Erect-Apartment Building ERECT NEW 6 STOREY APARTMENT BUILDING WITH 1 STOREY BELOW GRADE PARKING. 59 UNITS Shell Permit Only –Provide sealed stair guards and railings drawings to the Building Division for review prior to work in these areas	59	15,000,000
The Board of of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter University INSTALL NEW COOLING TOWER ON ROOF OF NORTH CHILLER PLANT Shell Permit – Provide sealed shop drawings for the stair guards and platform guards with typical connection details (post-to-beam) to the Building Division for review prior to work in these areas	0	300,000
MIDDLESEX CONDO CORP 195 MIDDLESEX CONDO CORP 195	1255 Commissioners Rd W	Add Garage for Apartment Building ALTER FOR PARKING GARAGE REPAIRS		144,000
LONDON CITY	15 Ridout St S	Alter Outdoor Rinks/Swimming Pools ALTER INTERIOR FOR UPGRADES WITHIN FIELD HOUSE	0	205,000
TIM WELLSHAUSER CORPORATION OF THE CITY OF LONDON	15 Ridout St S	Alter Outdoor Rinks/Swimming Pools ALTER INTERIOR FOR UPGRADES WITHIN FIELD HOUSE	0	205,000
LONDON CITY	15 Ridout St S	Alter Outdoor Rinks/Swimming Pools ALTER INTERIOR FOR BATH-HOUSE UPGRADE	0	1,495,000
RICHMOND HYLAND CENTRE INC. RICHMOND HYLAND CENTRE INC.	1701 Richmond St	Erect-Retail Store CM - ERECT - FOR NEW 3 STOREY COMMERCIAL BUILDING SHELL Shell Permit Only –Provide sealed guards shop and access ladder drawings to the Building Division for review prior to work in these areas	0	2,500,000
Participation House Foundation - London	1796 Adelaide St N	Alter Municipal Buildings BASEMENT RENOVATIONS	0	110,000
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 17	Erect-Townhouse - Cluster SDD ERECT CLUSTER SDD, 2 STOREY, 2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS, NO DECK, A/C INCLUDED, SB-12 A1, UNIT 26 MWLCP 927 DPN 17, HRV & DWHR REQUIRED	1	302,000
	1820 Canvas Way 20	Erect-Townhouse - Cluster SDD ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT. NO DECK, A/C INCLUDED, SB 12-A1. SOILS REPORT REQUIRED	1	301,200

City of London - Building Division

Principal Permits Issued from August 1, 2020 to August 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
PATRICK HAZZARD CUSTOM HOMES PATRICK HAZZARD CUSTOM HOMES (2584857 Ont Inc)	1820 Canvas Way 62	Erect-Street Townhouse - Condo ERECT NEW BUILD, 2 STOREY, 2 CAR GARAGE, 3 BEDROOMS, UNFINISHED BASEMENT, NO DECK, A/C INCLUDED, SB12-A1, LOT 19, DWHR & HRV REQUIRED.	1	310,000
OXFORD WEST GATEWAY INC. C/O YORK DEVELOPMENTS OXFORD WEST GATEWAY INC. C/O YORK DEVELOPMENTS	1886 Oxford St W 9	Alter Offices Alter interior for Office in Suite 303. SHELL PERMIT ONLY: For new ceilings, submit sprinkler shop drawings; calculations not req'd if Base Building is approved.	0	283,360
OXFORD WEST GATEWAY INC. C/O YORK DEVELOPMENTS OXFORD WEST GATEWAY INC. C/O YORK DEVELOPMENTS	1886 Oxford St W 9	Alter Offices ALTER INTERIOR FOR OFFICE UNIT 301. Submit sprinkler system plan for review by City; hydraulic calculation not required for tenant fit-up and where calculation already exists.	0	4,056,632
Danforth (London) Ltd.	195 Dundas St	Erect-Apartment Building ERECT - NEW 25 STOREY APARTMENT, 2 STOREYS BELOW GRADE PARKING, 1ST & 2ND STOREY MIXED USE. 139 UNITS. ***FOUNDATION PERMIT ONLY***	139	36,000,000
American Iron & Metal Company Inc	1994 River Rd	Erect-Non-Residential Accessory Building ID - ERECT AUTOMOTIVE RECYCLING CENTRE	0	550,000
DANCOR HURON ROBINS HILL INC.	2244 Huron St	Erect-Industrial Laboratory ERECT A ONE STOREY INDUSTRIAL BUILDING-SHELL SHELL PERMIT - Provide sealed shop drawings for the exterior stair, stair and retaining wall guards and guards above mechanical room	0	4,200,000
TOWN & COUNTRY DEVELOPMENTS (2005) INC. TOWN & COUNTRY DEVELOPMENTS (2005) INC.	2313 Callingham Dr A	Erect-Street Townhouse - Condo Townhouse Building - Erect new townhouse - Street Townhouse - Condo BLOCK BLDG A, 4 UNIT	4	1,000,000
MAGNIFICENT HOMES 1865512 ONTARIO INC. / MAGNIFICENT HOMES	2610 Kettering Pl B	Erect-Street Townhouse - Condo ERECT 10 UNIT TOWNHOUSE BLDG B - DPN 11, 13, 15, 17, 19, AND 2616, 2618, 2620, 2622, 2624 SHEFFIELD BLVD	10	3,519,000
2620694 CORP 2620694 ONTARIO CORP	3260 Singleton Ave U	Erect-Townhouse - Condo ERECT 4 UNITS, TOWNHOUSE BLOCK U, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED, DPN 26, 28, 30 AND 32. SOILS REPORT REQUIRED.	4	1,000,000
2290874 Ontario Inc	3260 Singleton Ave V	Erect-Townhouse - Condo ERECT 3 UNITS, TOWNHOUSE BLOCK V, 3 STOREY, 1 CAR GARAGE, 3 BEDROOMS, NO BASEMENT, NO DECK, A/C INCLUDED, SB12-A5, HRV & DWHR REQUIRED DNP Units 34,36,38. SOILS REPORT REQUIRED.	3	718,000
	366 Chambers Pl			120,000

City of London - Building Division

Principal Permits Issued from August 1, 2020 to August 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	371 Tecumseh Ave E	Alter Schools Secondary, High, Jr. High ALTER TO UPGRADE LIGHTING AND NEW CEILING	0	534,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	371 Tecumseh Ave E	Alter Schools Secondary, High, Jr. High Alter to renovate existing washrooms and adding universal washroom	0	600,000
RESCORE EQUITIES INC. C/O TIMBERCREEK RESCORE EQUITIES INC. C/O TIMBERCREEK	396 Queens Ave	Alter Apartment Building INTERIOR CONVERSION OF COMMERCIAL UNITS 102, 104, 106/110 INTO INDIVIDUAL RESIDENTIAL UNITS. GOING FROM COMMERCIAL TO RESIDENTIAL. PARKING RATE WILL BE LESS INTENSIVE FOR RESIDENTIAL. MAY NEED UPH CALCS.	3	224,000
MCC 133 MCC 133	45 Pond Mills Rd	Alter Apartment Building PARKING STRUCTURE REPAIR	0	312,650
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	450 Millbank Dr	Install-Schools Elementary, Kindergarten IS- REPLACE FOUR ROOFTOP UNITS WITH NEW	0	942,700
The Roman Catholic Episcopal Corporation Of The Diocese Of London In Ontario	46 Cathcart St	Alter Churches ALTER FOR UPGRADES THROUGHOUT - DOORS, WALL, GUARD AND ELECTRICAL UPGRADES AS NOTED ON PLANS.	0	120,000
THAMES VALLEY DISTRICT SCHOOL BOARD THAMES VALLEY DISTRICT SCHOOL BOARD	550 Pinetree Dr	Alter Schools Elementary, Kindergarten ALTER - BOILER REPLACEMENT AND HVAC UPGRADE; REMOVAL OF EXISTING CEILINGS, INSTALLATION OF NEW CEILINGS, BULKHEADS, AND MILLWORK; MINOR STRUCTURAL WORKS	0	1,737,300
MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	600 Sanatorium Rd	Alter Care Facility ALTER INTERIOR OF EXISTING TUNNEL FOR REPAIRS - STRUCTURAL AND MECHANICAL. TUNNEL LOCATION BETWEEN INFORMATION CENTRE AND LEONARD BUILDING. Shell Permit Only – Provide sealed shop drawings stairs and stair guards to the Building Division for review prior to work in these areas	0	220,000
LUNA 1059 TRAINING FUND MANAGEMENT INC. LUNA 1059 TRAINING FUND MANAGEMENT INC.	635 Wilton Grove Rd	Alter Dental Offices INTERIOR ALTERATION OF OFFICES AND TRAINING CENTRE	0	405,000
DREWLO HOLDINGS INC. DREWLO HOLDINGS INC.	667 Talbot St	Erect-Apartment Building ERECT 16 STOREY APARTMENT BUILDING	236	50,000,000
Dev-Lee Properties Ltd	735 Wonderland Rd N	Alter Offices INTERIOR OFFICE RENOVATIONS	0	186,800
London Board Of Education School Board	795 Trafalgar St	Install-Schools Elementary, Kindergarten REPLACE EXISTING HEAT PUMPS WITH NEW. ADD NEW MAKE UP AIR UNIT.	0	1,200,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals INTERIOR ALTER TO EXISTING 1ST FLOOR OFFICE	0	200,000
LONDON HEALTH SCIENCES CENTRE LONDON HEALTH SCIENCES CENTRE	800 Commissioners Rd E	Alter Hospitals Interior alter to 10th floor (B10-119)	0	1,200,000



City of London - Building Division
Principal Permits Issued from August 1, 2020 to August 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
Partners Reit	979 Wellington Rd	Alter Retail Store CM - INTERIOR ALTERATION FOR "SPIRITLEAF"	0	190,000

Total Permits 38 Units 1113 Value 380,561,642

** Includes all permits over \$100,000, except for single and semi-detached dwellings.*

Commercial building permits issued - subject to Development Charges under By-law C.P. -1535-144

OWNER
CENTRE INC. RICHMOND HYLAND RICHMOND HYLAND CENTRE INC.

Commercial Permits regardless of construction value